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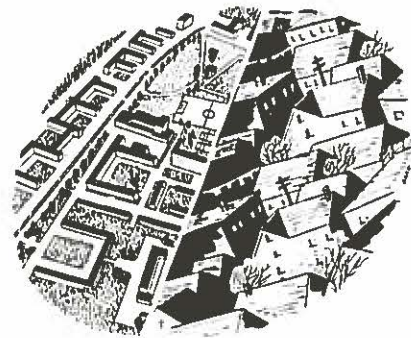
- regional conferences
- winnipeg and vancouver news
- information program

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layout for living

no. 17, september 1948



we have made a beginning...

The Community Planning Association of Canada is not quite old enough to have traditions, but if it were, one of them would identify this page as the place for reports of our work in progress. This month there are heartening items both outside and inside CPAC. At Ottawa, Parliament has created the National Capital Fund for the development of the region according to plan, and work will soon be undertaken in execution of proposals already made. A comprehensive summing-up of the consultant's views is expected this Fall. At Toronto, we are promised a first Canadian taste of low-rental housing to which all three levels of government have contributed funds. Articles inside bring news from further west.

As for CPAC itself, we can report the establishment of a sixth provincial Division in Prince Edward Island. This is a direct result of the Maritime meetings held early this summer and reported in this issue; it is now possible for five of every six Canadians, when they join CPAC, to step into active provincial units of the Association. (Of course six out of every six Canadians continue to be eligible for membership in the Association.) Opportunities to round out our regional organization are presented by the Citizens' Conferences to be held in Winnipeg, Vancouver and Toronto between now and the Second Annual General Meeting on October 16th (see pages 4 and 9 for details). Greater flexibility in our organization and services is constantly being sought.

Meanwhile your national office has taken steps as directed by Council to enlarge the volume of planning information available to Members for discussion in local and regional groups. We have now issued our 100,000th piece of printed material from headquarters, and some Branches are supplementing this supply from their own resources. We have suggested for your attention scores of publications on planning by other agencies, as well as films and graphic aids to informed citizen action for sound urban development.

A new service offered to CPAC Members is the sale of planning publications at cost; a modest stock of material has been assembled at your national office, and a first list is given on page 10. There are eighteen items, more than half of them free to Members. Two-thirds of them are prepared for use in this country. None of them will cost more than it takes to pay the family's way to a movie. We don't expect our little supply to last long.

community planning association of canada, ottawa

community planning for vancouver

by Leonard Marsh

Vancouver is the fastest-growing city of Canada—and proud of it. Port of the Pacific, a mecca for tourists and a haven for new residents, expanded by 100,000 population since the war—who can doubt that it is going to grow even greater within our lifetimes?

But do our streets and our houses, our factories and waterfronts, our civic amenities, live up to the beauty and inspiration of their natural setting? Do we face all this expansion with confidence? Do we know where we're going as a city—or rather as a cluster of cities, towns and districts—in the next five or ten years? Is there anyone who gets beyond the tourist literature who doesn't entertain some doubts? Is there anyone who doesn't agree that we need to take serious thought, not only to rectify past mistakes, but to look ahead? To ensure that Vancouver will be the best possible place for *living* in as well as *working* in—the twin essentials of every city—requires study and organization on a dozen different matters.

This is why the Greater Vancouver Branch of CPAC has been formed: to study what has to be done to make this great urban area of the Lower Mainland of British Columbia a more comfortable and more efficient place to live in; to get rid of the mistakes and disorder and ugliness inherited from the past; to demand the working out of sensible directions for all the developments that are going to take place in the future. CPAC, in other words, should act as a sort of clearing-house for the ideas and experience of all citizens and citizen groups; and above all, its purpose is by all kinds of educational activities and by practical demonstration projects, to get a clear picture in people's minds of what we ought to aim at for a truly greater Vancouver, and how to go about it.

Some may say: "Why do we need such an Association? Haven't we got a Town Planning Commission? Why don't we just leave it to them?"

The answer to that is two-fold. First, it's true that Vancouver has a Town Planning Commission. Indeed it has had one for over twenty years, though there are still plenty of people who haven't heard of it. The important point is that Town Planning Commissions can't be effective without citizen support and citizen participation. We must know what town planning recommendations are all about, we must understand what is necessary to put them into practice. If we approve, we must give them our support; if we have objections, or better ideas, we should make those ideas heard, too. The Commission is the *expert* body. We need also a *citizen* body. Town planners are a bit like tailors. They know how to make clothes, but we have to wear them. It takes both to get results.

A second reason for forming the Branch is that the plans of the various existing municipal Commissions have to be fitted together. Vancouver has so many cities and districts—some of them separated by the most artificial boundaries, but all affecting each for good and for ill—that its need for over-all coordination is desperate. New residential areas, traffic arteries, rail and highway terminals, industrial locations, preservation of existing properties, conserving natural beauties, even saving some of the precious farm land: these are all part of the job of Town Planning. But none of them will make sense if we don't tackle them on a metropolitan basis. For our mutual protection and improvement, we must have a set of plans fitting together for the whole region. But we shan't get that unless the citizens make it clear they want it that way.

Modern town planning puts its first emphasis on *people*, not just the physical facilities: not only on building lots, but also on shelter, education, recreation, health, safety, social welfare. Community planning is John Doe's house and the district he lives in, the factory or office he works at, and the time it takes him

to get there; where his wife does her shopping, the places where the family go for recreation, even the rents they have to pay.

Let it be clear that all kinds of houses are needed: low-rent and higher-rent groups, apartment type as well as single houses, small units for bachelor girls, newly married couples, aged people, as well as large units for families. Why shouldn't we recognize the need for variety?

Then there are the many things that can only be catered for *outside* the home. A school is a key institution among these, because it should be within easy access for all the children of the neighbourhood. So we want it protected—not only with trees and grass, if we can, but protected against that modern lethal weapon, the automobile. What more reasonable then, than to stop building schools right on or near main traffic arteries (if a new one can be projected), to close streets which lead directly to school, and to route the main roads *between* instead of *through* the neighbourhoods? The same thing goes for the local shopping centre. Instead of having the stores on corners of two cross streets—multiplying the risk of traffic accidents for the housewife—why not group them together somewhere nearer the centre of the residential blocks, approached again only by local service streets or even pedestrian paths, if we can create some park strips? It can be done, by modern techniques of changing the street plan, plus a little imagination and ingenuity. Other facilities should also be built into the protected and accessible parts of the neighbourhood: day-nurseries for the youngest children, 'teen age clubs for adolescents, clinics and other health facilities, perhaps a branch of the public library. If it isn't possible to have them all at once, at least suitable sites should be provided for them; and of course every opportunity should be seized to plant trees and make parks and play spaces out of some of the areas created by the reshaping. A great deal could be done for the wage earner, too: factories and housing can be located together, if both are well designed, and separated by belts of trees. Dreary and fatiguing commuting isn't inevitable, and industry doesn't have to be a depressing influence.

Expansionitis is Expensive

Anyone who has come into Vancouver harbour on the Victoria boat knows what a magnificent sweep of territory appears before one's eyes. After the ship rounds Point Grey, there are ten miles of shoreline to be seen. At first sparsely dotted with houses, then thickly covered, it extends all the way down to False Creek. Then as one rounds Stanley Park and passes under the Lions' Gate Bridge, there comes into view the great harbour and the central business district; but from there the streets and houses stretch out again, five or six miles to Vancouver Heights. Turn your head a little, and you see the developments of the North Shore, east and west, creeping round to the farthermost points. Surely, anyone who didn't know the city would say: "Here is a metropolis of a million—even of two million people." It's magnificent, but is it efficient? Is it good planning—or individualism run riot? Does it make for sound municipal finance? Think of what it

means in terms of all the municipal services—roads, paving, water pipes, police and fire coverage, car tracks, even gasoline, to spread a community of about 400,000 over three times as much space as it needs!

A few bits were planned and protected from the start (notably Shaughnessy Heights) but for the rest, a patchwork of stores, single houses, factories, warehouses, lumberyards, railway tracks, interspersed everywhere with vacant lots, spread rapidly in all directions. Great ribbon streets stretching for miles were part of this disease of 'expansionitis', and they remain to complicate severely the problems of replanning today. Most of the damage was done long before the first Town Planning Commission was set up.

The Problems of Blight

Unfortunately for Vancouver, this kind of mixed and widely extended development is the most fruitful (or frightful) breeding ground for urban blight. Blight in its simplest form is the bad effect which deteriorated or inferior properties have on their neighbours in a street or district. Commonly, a whole ring of blight is created as the city grows from its original commercial centre. The liability is magnified if there was no original scheme dedicating particular districts to particular purposes, if there are many vacant lots inviting junk piles, or shacks; and most of all, if there are other areas farther away to which earlier residents or industrialists may go to establish themselves when the signs of deterioration once appear. What is politely called 'decentralization' only too often means 'flight from blight'. In Vancouver, there was always somewhere else to go. And so the ribbon streets were projected further, farmland subdivided, the Narrows bridged, the slopes of the mountains climbed.

What are the consequences? First: the central city is burdened with areas which have lost their former value; some have merely become shabby, others have become slums. Surveys made by scores of cities have underlined the typical situation. The worst areas cost two, three, even five times more for the services they necessitate than they yield in revenue.

Second: the new suburban community, especially if it tries to restrict itself to superior residences, faces the burden of high costs of new roads, schools, all the gamut of modern municipal services. The sparser the population, the greater the pyramiding of per capita costs; and if there is no industry, there is no source from which other revenue can be drawn. Too much industry, attracted by cheap land, may start new blight. Too little means an unbalanced budget.

Third: the areas stranded between the centre and outer municipalities are left to be further despoiled or neglected. The one certainty is that the commuter faces more mileage, fatigue, and higher daily fares.

The clear lesson of the present and the past is that we must rebuild and revitalize the inner areas of the city. If the twin evils of inner blight and over-extended fringe development are not checked, they will drag us into bankruptcy. We must rehabilitate central Vancouver because slum areas must be cleared out; and

—continued on page eleven



1948 regional conferences

To spread the ideas that CPAC was founded to promote, no endeavour has been more effective than our Citizens' Conferences. In well-arranged and fully-advertised public meetings we can thrash out our planning conceptions with experts; and we can make strides towards wider understanding and wider sharing of planning purposes and procedures. Last year our major conference was sponsored by the whole Association and held in Montreal. This year, in accord with the developing autonomy of Divisions, and to make commotions in more places, our conferences are regional in scope:

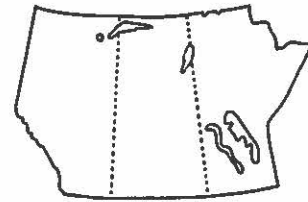
Maritimes

A very successful regional conference took place in Halifax on June 21. Following welcomes from officials of the provincial and municipal governments—and a welcome to the hundreds of municipal officials from all over America who were in Halifax—our Maritime Members discussed the organization of local units; the lead was given by George S. Mooney, convenor of the Organization Committee of Council. Mr. Mooney stressed the value of alertness in the community, and of dynamism in citizen group attitudes to local problems.

In company with the Halifax Kiwanis Club, the conference heard CPAC's Active Member Hugh Pomeroy of White Plains, N.Y., after lunch. He described community development as an unending procession of (sometimes) little things; and he warned against neglect of the cumulative wear and tear of this unguided procession. The delegates saw models, films and displays showing planning proposals and aims. Alan Deacon, who represents Ontario on CPAC's Council, spoke of the need for advisory groups, as links between the official planning board and the people for whom the plans are made. The Nova Scotia Division took steps toward the formation of local Branches in Halifax and elsewhere throughout the Province. Non-Haligonians present were able to report recent planning progress, and to take home with them a rich fund of determinations from the Maritime Citizens' Planning Conference.

A week later, the Deputy Minister of Reconstruction of Prince Edward Island, with the assistance of the Halifax Planning Engineer and CPAC's Co-Secretary organized a meeting in Charlottetown. Out of it came our Sixth (P.E.I.) Division. A provisional committee was set up (they are named on another page), and a very representative group laid plans for citizen co-operation with the Provincial and local planning boards on the Island. The CPAC developments in P.E.I. were warmly welcomed by the Premier and other speakers; for three successive nights there were showings of films, models and displays under the supervision of charming assistants at Prince of Wales College. The new Division is assured of cordial co-operation by service, trade and women's organizations throughout the Island, and of course by the whole membership of CPAC throughout Canada.

Prairies



The Place: Winnipeg
The Dates: October 1 and 2
Program Chairman: Randolph Patton,
c/o Winnipeg Tribune.

A special invitation is hereby extended to all those who will be in Winnipeg for the Home and School Convention, to planning board members and officials of all Prairie Provinces and communities, to those interested in rural housing in the Prairies and in Prairie Farm Rehabilitation. We need hardly mention Winnipeg's famous hospitality. For full details inquire of the Secretary, Manitoba Division, CPAC, 605 Time Building, Winnipeg.

Ontario



The Place: Toronto
The Dates: October 14, 15 and 16
Conference Chairman: James Dutton,
Peterborough
Conference Secretary: Miss Leslie Florance,
2 Sultan St., Toronto.

Program (subject to minor changes) is as follows:

Thursday, October 14

The purpose and process of planning, regionally and locally (Round Tables).

Friday, October 15

Welcome by His Worship the Mayor of Toronto
Address by Hon. Dana Porter, Minister of Planning and Development
Graphic Review of Planning Achievement to date in Ontario
A Half Day for Members to Speak Out on CPAC's future in Ontario
Mass Meeting on Ontario's part in the Development of the National Capital

Saturday, October 16

Business Meeting of Ontario Division (Crystallizing our Aims)
Visits to Points of Planning-in-Action in the Toronto Region
Every member of a Planning Board in Ontario should get to this Conference, if he has to hitch-hike: Home and School Clubs, Boards of Trade, women's organiza-

tions, trade unions, service clubs—here is your chance to join forces with all in Ontario who want better communities built!

All Members coming to the National Annual General Meeting, which will follow the Ontario Conference, are cordially invited to share in the Regional sessions as well. Please read the Notice, Agenda, and proposed By-law amendments printed on page 9 of this bulletin.

Send the names and addresses of your Conference delegates to The Secretary, Ontario Citizens' Planning Conference, 2 Sultan Street, Toronto.

British Columbia

The British Columbia Citizens' Planning Conference will be held at the University of British Columbia in Vancouver in late October. Full details will be announced in the October issue of LAYOUT FOR LIVING. The Program Committee are hard at work, and suggested items for inclusion in the Conference should be communicated to Mr. J. T. Gawthrop, Department of Trade and Industry, Victoria.

divisional elections

The six provincial Divisions of the Association now established have reported their Annual Meetings and Elections during June. For the year 1948-49 the Divisional Executive Committees will be as listed below.

British Columbia

G. E. Baynes, West Vancouver
Prof. F. E. Buck, Victoria
Jocelyn Davidson, Vancouver
G. F. Fountain, Victoria
J. T. Gawthrop, Victoria
A. G. Graham, Victoria
H. V. Jackson, Vancouver
J. Allan Jones, Vancouver
F. W. Nicoll, Victoria
F. L. Shaw, Victoria
Col. F. J. Simpson, New Westminster
W. Brand Young, North Vancouver
(Mr. Gawthrop will continue as Secretary; his address is c/o Dept. of Trade and Industry, Legislative Buildings, Victoria.)

Manitoba

Chris L. Fisher, Chairman
Randolph Patton, Vice-Chairman
Mrs. W. J. Shepherd, Secretary (605 Time Building, Winnipeg)
E. D. Honeyman, K.C., Honorary Treasurer
H. E. Beresford, Representative on National Council
Prof. Hershel A. Elearch, Additional Member of Management Committee
J. A. Russell, Eric Thrift, Miss Francis McKay, Mr. Arnott

Ontario

A. P. C. Adamson, Port Credit
George Chandler, Hamilton
W. Harold Clark, Toronto
W. H. Cooper, North Bay
P. Alan Deacon, North York
James Dutton, Peterborough
Mrs. H. L. Luffman, Toronto
Miss Norah McMurray, Windsor
Dr. E. G. Pleva, London
Dr. Albert Rose, Toronto
Donald B. Strudley, Stratford
Arnold Ward, Toronto
(The Secretary-Treasurer of the Ontario Division is Miss Leslie Florance, 2 Sultan St., Toronto.)

Quebec

Andre Duval, Quebec City, Chairman
Roland Drolet, 59, Rue St-Joseph, Quebec,
Secretary pro tem.
A. Angers, Montreal
A. Faméart, Montreal
J. Auguste Gosselin, Montreal
Campbell Merrett, Montreal
George S. Mooney, Montreal
Harold Spence-Sales, Montreal

Nova Scotia

R. T. Donald, Halifax
Ira P. Macnab, Halifax
Mrs. J. P. Dumaresq, Secretary (31½ Lucknow St., Halifax)
George T. Bates, Halifax
Mrs. Fletcher Smith, Halifax
Dr. D. J. MacNeil, Antigonish
D. A. Webber, Dartmouth
C. W. Morrison, Sydney
(This Committee was given power to add up to seven regional representatives to its number.)

Prince Edward Island

Hon. J. A. Bernard, Lieutenant-Governor, Patron
Premier J. Walter Jones
Hon. Dr. W. J. P. MacMillan } Honorary Chairmen

Honorary Vice-Chairmen:

Mayor B. Earle MacDonald, Charlottetown
Mayor J. F. Arnett, Summerside
Mayor W. P. McNeill, Borden
Mayor C. R. Profit, Alberton
Mayor Wilfrid Taylor, Kensington
Mayor Paul Gallant, Souris
Mayor J. B. MacConnell, Georgetown
Mayor R. J. Reynolds, Montague

Executive Committee:

Lt. Col. E. W. Johnstone, New London
LeRoy Holman, Summerside
Keir Clark, Montague
Melvin McQuaid, Souris
Peter Pate, O'Leary
Mrs. W. J. P. MacMillan, Charlottetown
Mrs. Erskine MacNeill, Charlottetown
E. S. Blanchard, Charlottetown
W. J. Hennessey, Charlottetown

subdivision in winnipeg

by H. E. Beresford

Community Planning may be defined as the scientific and orderly disposition of land and buildings in use and development, with a view to securing economic and social efficiency, health and well-being in urban and rural communities.

The goal of good planning is to provide democratic machinery for every community to enable it to decide what kind of community it wants to be. While public confidence must be won and the public mandate given in enabling legislation, there must also be a constant insistence upon the scientific basis of the activity, or it will peter out into superficial clean-up campaigns or 'city beautiful' sentimentalism.

Community planning is not a map—it is a method for a purpose. It is the observation and summing up of the points of any municipality or town or village—the good points to be developed, the poor to be improved, and the bad to be eliminated. It deals with specific problems such as traffic, zoning, housing, health, amenities and aesthetics. Community Planning is a real technique; its function is to assist the authorities in any community to develop it for the public benefit, and to visualize the needs of the coming years.

With these few observations on the aims and objects of Community Planning, I should like to describe an interesting development which has taken place during the past two years in the suburban municipality of Fort Garry, which lies immediately south of and adjoining the City of Winnipeg.

The area covered by the present project (called Wildwood) consists of 87 acres, served by one perimeter road constructed many years ago. This loop road parallels a wide meander in the Red River, which is one of the boundaries of the municipality.

This area was first subdivided in 1908 on the more or less rectangular system with large lots fronting on each side of the perimeter road. A number of the lots between the road and river were built on, but very few of the interior lots were sold. The area was heavily covered with elm, oak and ash in a park-like setting. (See plan A.)

In 1912 the first plan of subdivision was cancelled, the area resubdivided into smaller lots, and a few lots sold. (See plan B.) For a third time in 1933 the area was resubdivided—back into larger lots, still on the rectangular system. By this time the river-side lots were built up, and while about fifty interior lots were sold, only one or two of them were built on (See plan C.)

Towards the end of World War II, when the housing situation was becoming very acute, the Minister of Reconstruction appealed to the larger building contractors in Canada to do something to speed up the construction of houses. A contractor who lives in Fort Garry heard this broadcast; his house is between the Wildwood perimeter road and the river, and he began to think what could be done with the idle interior tract of 87 acres across the road.

When flying over the State of New Jersey he had noticed some residential districts in the form of horseshoes or U-shaped blocks, with the houses fronting away from the streets. It was apparent that this Fort Garry area could be developed in the same way. Most of the lots were owned by the Municipality, and after several conferences, the developer was granted an option on the property. He approached a firm of architects and had them design a layout in the form of horseshoe-shaped blocks with plenty of park space and with provision for about 325 building lots. (See plan D.)

The privately owned lots were bought and the old plan of subdivision cancelled. The municipal Town Planning Scheme of 1923 had to be amended to take

care of the proposed new subdivision; and after wide publicity and due public notice to the residents of the municipality not a single objection was raised to this development going ahead. Moreover, within a short time the municipality had disposed of fifteen choice building lots adjoining the new subdivision.

Soon, surveyors were on the ground, the whole area was resubdivided, the plan prepared, and the \$2,000,000 housing project launched, with financing by a Life Assurance Company, under a twenty year amortized mortgage plan. The new subdivision was the only one of its kind at that time projected in Canada.

One of the most radical departures in this new plan was that all houses, instead of fronting on streets, front on a ten-foot pedestrian walk, the centre five feet of which is paved and the remainder boulevarded. At the rear of the houses a thirty-foot service road is paved for 18 feet of its width. These service roads join the main perimeter highway. All vehicular traffic is thus at the back of the houses on these horseshoe-shaped service roads. Between the apexes of the horseshoe roads, extensive park areas are provided which take care of the recreational needs of the residents. (See aerial photo.)

A space has been reserved for a school site at the edge of the subdivision, which will permit the children to reach the school without crossing main roads, and a commercial area has been established nearby. On this commercial area there has been built a one-stop shopping centre with service facilities all under one roof:—food market, drug store, snackbar and soda fountain, dry goods, hardware and electrical, beauty salon, service station, rest rooms, post office, dry cleaning and laundry service, bowling alleys, medical and dental clinic, and so on.

In the Wildwood subdivision 282 houses have been built and with a few exceptions all have been sold. There are 28 styles of houses—five basic plans with five or six variations of each, including bungalows, one

and a half and two story houses, with two or more bedrooms. Lots are from 60 to 100 feet in width by 120 feet in depth, and all houses are built not less than fifty feet from the 10-foot pedestrian walk, thus making the distances between the fronts of the houses not less than 110 feet.

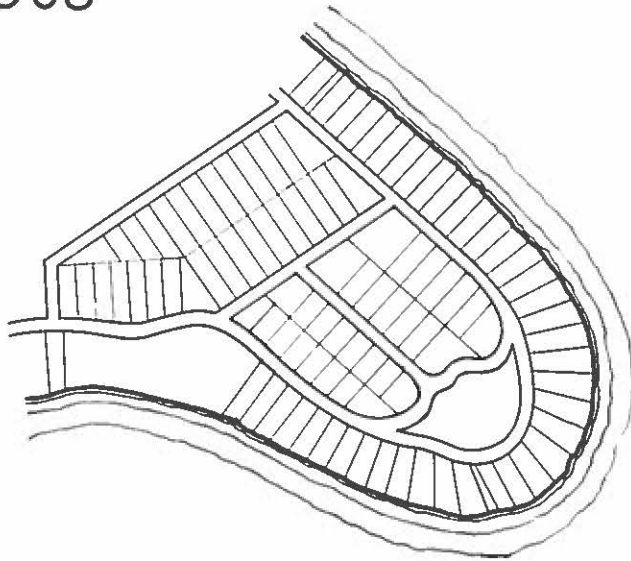
Mass production on the site was the method used in this construction project. The initial step was the accumulation on the site of a stock pile sufficient to guarantee the uninterrupted completion of not less than two hundred houses. Outside walls, inside partitions and roof rafters were all made in a central yard on assembly platforms. Standard lengths were placed on jigs and nailed together. The whole operation was assembled and joined at ground level on a horizontal plane. After the sides, rafters and partitions were completed, they were lifted in proper sequence on to the concrete foundations by a mobile crane, which held them in place until they were properly located and joined by the specialist carpenters.

A system of 'specialist crews' was utilized and represented a tremendous advance over the old method of having one crew follow through from basement to attic. One crew laid only floors, another nailed on plaster board, and still another did nothing but shingling and so on down the line. The erection crews became so proficient that they could put up the walls and partitions in a house in 12 minutes. In this manner 282 dwellings were constructed in an amazingly short time—fully insulated, all equipped with oil burners, and made ready for occupancy.

The selling prices range from \$5,800 to \$9,300, and include land, building, sidewalks, sewers and water lines; taxes will be less than is usual where improvements have to be paid for over a term of years.

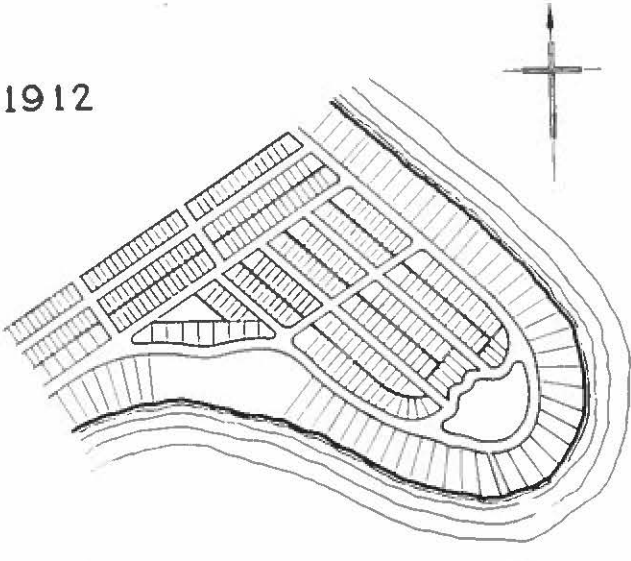
An interesting sidelight in connection with this project was a claim for compensation by the owner of a home immediately adjoining a service road in the development. This claimant had built a house on a

1908



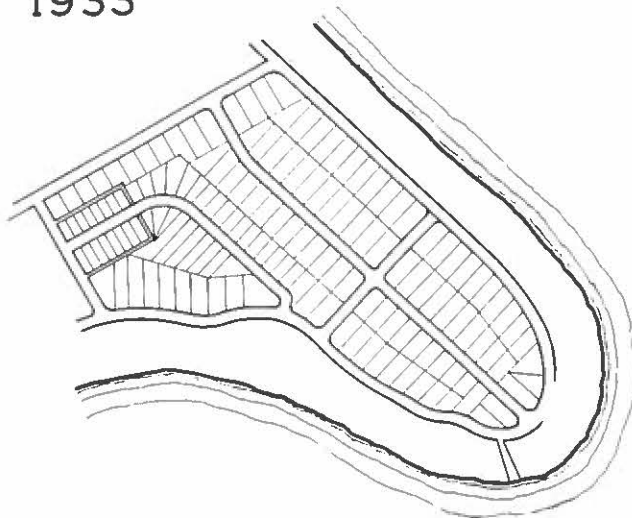
A First plan of subdivision: very little of interior developed ...

1912



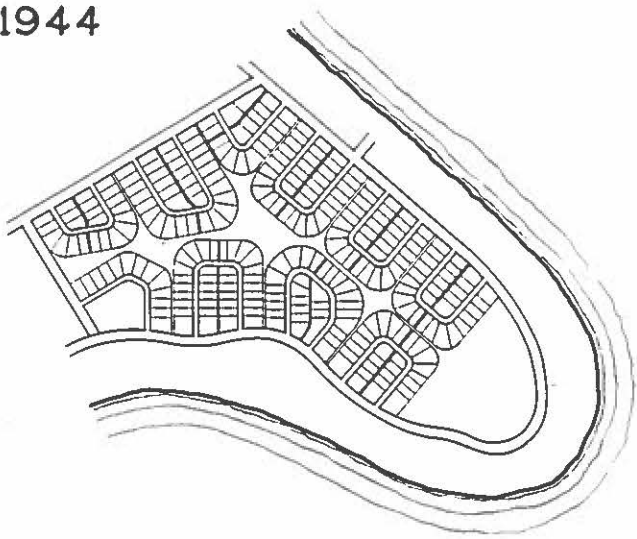
B Second plan: smaller interior lots, a few more sold ...

1933



C Third plan: river shore by now in private hands; 50 interior lots sold, 2 built upon ...

1944



D The area developed: ample common space but no public access to the river. (Plan by Green and Blankstein for H. J. Bird).



Aerial view of Wildwood subdivision.

large lot facing the perimeter road in 1935 at a cost of \$9,200.00. He had built under the provisions of the original Town Planning Scheme and felt that a service road at the side of his property would cause a deterioration in the value of his property.

The Town Planning Act of Manitoba provides for compensation for injurious affection to property by virtue of the making of a new scheme or by the execution of works carried out under the provisions of a scheme. Under this clause arbitration was duly proceeded with. Three real estate men, witnesses for the claimant, placed the value of the claimant's property at from \$12,000 to \$12,500 before the Wildwood development, and at only from \$9,000 to \$9,500 as a result of it.

The unanimous award of the Arbitration Board was \$1,500 damages to the claimant. Very shortly thereafter the house was sold and the price paid was in the neighbourhood of the pre-development price, which tended to show that there was little or no injurious affection.

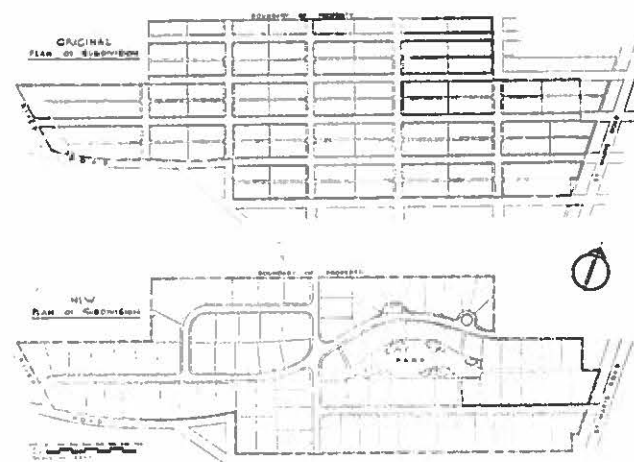
A few additional subdivisions in Greater Winnipeg have been developed on lines similar to Wildwood, but on a much smaller scale; they represent departures from the old grid pattern of streets, with their multitude of traffic hazards, their great waste of land and the attendant high cost of installing sewers, water and other services. With the savings effected in service installations and street construction costs, parkways and recreational areas can be incorporated in the area, and in general the family head is enabled to purchase a larger lot at comparable cost.

As an example, may I refer to a Veteran's Land Act subdivision in Greater Winnipeg. The original subdivision on the rectangular system, provided 90 one-acre lots, long and narrow, requiring maximum road construction. In the new resubdivision plan, overall street length was cut two-thirds and the twenty street intersections of the former plan were reduced to six. In the new plan, 92 one-acre lots were provided, while a sizeable portion of land near the centre of the subdivision was set aside for park purposes.

The comparison of road length was 27,090 feet in the original and 9,000 feet in the resubdivision plan, which, at \$2.00 per foot for gravel road (in this case) and \$5.00 per foot for utilities would have cost \$189,630 for development of the original, but only \$63,000 in the revised plan—a saving of \$126,630. (See plan E.)

In this new type of subdivision the traffic hazards are greatly reduced, more room is provided for sunlight and fresh air around the dwellings, and larger spaces are reserved for recreation.

Surveyors and engineers play a large part in the shaping of our towns and cities. They cannot afford to remain unconcerned about a subject which indirectly affects the welfare of the whole nation. In a period of rapid building, subdivision planning is of great importance. The better it is practised, the more will the people of Canada thrive in their towns and cities, and in the land of which they are the citizens.



E How to save \$1,407 per veteran. (Metropolitan Plan of Greater Winnipeg).

AUTHOR: Harry Beresford is Comptroller of Town Planning for the Province of Manitoba. He represented that Province at the Conference at which C.P.A.C. was founded and is the Manitoba Division's Representative on the Council. This paper was read before the 1948 Meeting of the Canadian Institute of Surveying and is reproduced with the kind permission of the author and the Institute.

publications received

A Bibliography of housing and town and country planning in Britain. (2nd edition with supplement.) New York, Library of the British Information Services, November 1946. (Available in Canada from United Kingdom Information Office, Truro Building, 10 Albert Street, Ottawa.)

Faludi, Eugenio Giuseppe

Planning progress in Canada. Reprinted from *Journal of the American Institute of Planners*, Fall and Winter, 1947-48.

(A brief outline of Canadian legislation and urban development, planning education and practice; notes on proposals for Montreal, Toronto, Hamilton, Windsor, Winnipeg, and Regina.)

National League of Women Voters

Know your Town's future. Washington, the League, 1945. (A small booklet introducing the need to plan locally, with notes on the machinery and budgeting involved, as well as on the objectives in housing, health, education and recreation. Note: A limited supply of this booklet is for sale by the Y.M.C.A., 21 Dundas Square, Toronto, at 15 cents per copy.)

notice to members

In accordance with the by-laws of the Association, the Second Annual General Meeting will take place in Toronto on Saturday, October 16, 1948, at 2.00 p.m. The Meeting will follow the Ontario Citizens' Planning Conference (to be held in Toronto on October 14, 15 and 16) in which all Members attending the Annual General Meeting of the Association are cordially invited to take part.

The Agenda for the Second Annual General Meeting will include the following items of business:

1. Reports of Officers for the year 1947-48 presented for adoption; (these will be printed in LAYOUT FOR LIVING No. 18).
2. Election of National Council for 1948-49; (please note that seven of the thirteen places in next year's Council have been filled, as follows: one representative from each of the Divisions, in British Columbia, Manitoba, Nova Scotia, Ontario, Prince Edward Island and Quebec, and one from Central Mortgage and Housing Corporation; for the six remaining places, the present Council will submit nominations in accordance with the by-laws, and additional nominations may be made from the floor).
3. Amendments to the by-laws of the Association; after a study by a Committee, Council agreed at the Sixth Meeting to put forward for discussion and action at the Second Annual General Meeting the following amendments (the new wording is printed in *Italics*):

AMENDMENTS TO BY-LAWS OF COMMUNITY PLANNING ASSOCIATION OF CANADA

1. That Article IV of the By-laws of this Association be repealed and the following substituted therefor:—

IV Admission and Withdrawal of Members

Honorary Members shall be named by the Council for a period of one year and shall enjoy the privileges of Active Membership. The Council shall not be required to name Honorary Members in every year.

The sole requirement for Sustaining Membership or Active Membership in the Association shall be an unselfish interest in the objects of the Association. The Council may by resolution authorize the Executive Committee or other designated members or officers of the Association to receive applications for membership and fees on behalf of the Association, but such applications shall only be accepted by a majority vote of the Council. Any member in good standing may at any time resign from the Association.

2. That Article V of the said By-laws be repealed and the following substituted therefor:—

V Fees and Contributions

Honorary Members shall not be required to pay an annual fee but may make donations in support of the work of the Association. The annual membership fee for Sustaining Members shall be Twenty-five Dollars (\$25.00). The annual membership fee for Active Members shall be Three Dollars (\$3.00).

The annual fees of Sustaining and Active Members shall be due and payable at the time of application for membership and annually thereafter on the anniversary date of such application.

Nothing herein contained shall preclude the acceptance of donations from any source in support of the work of the Association, but such acceptance shall be subject to review by the Council.

3. That Article VI of the said By-laws be repealed and the following substituted therefor:—

VI Council

The Council of the Association shall consist of thirteen Active Members and shall perform all the functions of a Board of Directors; one Councillor shall be appointed annually by Central Mortgage and Housing Corporation and shall serve for a term of one year; one Councillor shall be elected annually by each Provincial Branch established in accordance with Article XII of these By-laws, and each such Councillor shall hold office from the conclusion of the Annual General Meeting of the Association next following his election until the conclusion of the Annual General Meeting of the Association next following his assumption of office, or until his successor shall have been elected or appointed whichever shall later occur. The name of the Councillor elected by each Provincial Branch of the Association shall be reported in writing to the Secretary-Treasurer not less than sixty days prior to the Annual General Meeting of the Association. In the event of the failure of any Provincial Branch of the Association to so inform the Secretary-Treasurer before the said date a Councillor shall be elected to fill the said vacancy at the Annual General Meeting in accordance with the procedure set out in the next sentence. There shall be elected at each Annual General Meeting sufficient Councillors to bring the total membership of the Council to thirteen. Councillors elected at an Annual General Meeting of the Association shall hold office from the conclusion of that Meeting until the conclusion of the Annual General Meeting next following it or until their successors shall have been elected or appointed whichever shall later occur.

The Council shall appoint a Nominating Committee whose function shall be to prepare in advance of each Annual General Meeting a list of names of Active Members willing to serve as Councillors if elected at such Annual General Meeting and sufficient nominations shall be made so that there shall be at least one member nominated for each vacancy in the Council to be filled at such Annual General Meeting. Nominations may also be made at the Annual General Meeting by any two Members in good standing.

In the event that a vacancy occurs in the Council at a time other than an Annual Meeting, the vacancy shall be filled by an appointment made by the Provincial Branch in the case where the representative of such Provincial Branch is unable to complete his term of office on the Council, or the vacancy shall be filled by an appointment made by the Council in the case where the Councillor unable to complete his term of office was elected by the membership at large. In any case a Councillor appointed to fill such vacancy in the Council shall hold office in the Council only for the unexpired term which would normally have been served in the Council by the Councillor he replaces. Any Councillor may resign from his office by notice in writing addressed to the Secretary-Treasurer.

Each Provincial Branch entitled to elect a Councillor under the provisions of this Article may at the same time elect an alternate Councillor who in the absence of the Councillor from that Provincial Branch may attend and vote at any Council Meeting.

1. That Article VII of the said By-laws be repealed and the following substituted therefor:—

VII Officers

The Council shall elect from among its members a President, a Vice-President and three additional Councillors and these five Officers shall constitute an Executive Committee to carry on the business of the Association in accordance with the decisions of the membership at large and of the Council.

The Council shall appoint an Executive Director or Secretary-Treasurer who may be a member of the Council. The Director or Secretary-Treasurer may be paid an annual honorarium to be fixed by the Council. The Council may employ such other persons as may be required to carry out the work of the Association. Any Officer may resign from his office and the Council shall then appoint an Officer to serve in his place.

— continued on page 10

5. That Article X of the said By-laws is repealed and the following substituted therefor:—

X General Meetings

The Annual General Meeting of the Association shall begin on the first convenient day as fixed by the Council following the first day of September but not later than the last day of October, and notice thereof shall be mailed to Members at least thirty days before the date so fixed. The said notice of an Annual General Meeting shall contain the names of Councillors and alternate Councillors elected by Provincial Branches to take office at that Annual General Meeting as provided in Article VI of these By-laws, and of Members nominated in advance for election at that Annual General Meeting as also provided in the said Article. Each Honorary, Active or Sustaining Member in good standing shall have one vote. Each Member may designate a person by proxy deposited with the Secretary-Treasurer two days prior to the Annual Meeting or Special General Meeting, such person to vote on his behalf at such Meeting. Thirteen persons qualified to vote shall form a quorum. A special General Meeting shall be called by the President on the written request of ten members, notice of such meeting to be sent within ten days of the receipt of such request, and the meeting to be held not later than 30 days nor earlier than 20 days after notice of such Special General Meeting has been mailed to all Members. Such notice shall contain a statement of all the business to be transacted at such Meeting.

4. Adoption of the by-laws in their entirety, as amended. (The full text of the by-laws appeared in LAYOUT FOR LIVING No. 1, and again in No. 8; additional copies of the latter will be available at the Annual General Meeting, or will be mailed in advance to Members, upon request. A new printing will be made of the by-laws as amended; Members are asked to bring the above clauses with them to the Meeting at which the amendments will be discussed.)

5. Further Business arising from Divisional Annual Meetings or communicated to the Secretary-Treasurer.

publications for distribution

The national office of CPAC is expanding the information service available to Branches of the Association and to other groups interested in planning, in accordance with the policy adopted at the Sixth meeting of Council and outlined in LAYOUT FOR LIVING No. 16. The Association has sent to Divisional Secretaries a supply of the new membership prospectus in English and French. We now publish and distribute from Ottawa ten bulletins yearly in each language: LAYOUT FOR LIVING appears on the 5th, and URBANISME appears on the 20th of each month from January to June and from September to December. In addition, the national office has a limited supply of the planning publications of other agencies, available to Members at cost. Other items are available from some Divisions and Branches; and more are in preparation and on order. A first list follows:

Please send Money Order or Postal Note with each request to: Community Planning Association of Canada, 56 Lyon St., Ottawa.

PLANNING

Community Planning: suggestions for Canadian communities by John Bland. Published in 1947 by the Canadian Chamber of Commerce, Montreal. Reviewed in LAYOUT FOR LIVING No. 11 (January 1948) (Price to Members: \$1.25)

Public Affairs Quarterly for Fall 1947

Special issue on housing and community planning in Canada; contained articles by the Minister of Reconstruction and by several CPAC officers and Members. (15 cents)

Community Planning

Published in 1948 by Community Planning Branch of Saskatchewan Department of Municipal Affairs; outlines planning needs and provisions in Saskatchewan. (Free)

Housing Progress Abroad (December 1947)

Published by Central Mortgage and Housing Corporation; describes planning legislation and achievements in Britain and U.S. (Free)

Planning Canada's Capital

Written by Architectural Research Group of Ottawa in 1946 and published by the Ottawa 'Evening Citizen'; 16 pages on suggested aims for Ottawa's planning, most of them equally important to any city. (Free)

Le Rôle Social de l'Urbanisme

by André Duval; published in Quebec by CPAC in 1948, from an address given by the Chairman of our Quebec Division before the Junior Chamber of Commerce. (Free)

Your Stake in Community Planning

Published in 1944 by National Committee on Housing of U.S.A. Twenty-eight pages of essentials. (35 cents)

International Federation for Housing and Town Planning News Sheet IX. London (13 Suffolk St. SW.1), the Federation, June 1948. (Outlines program of 20th Congress, June 20-26 in Zurich. Also news from eight countries; that from Canada is summary of CPAC's National Conference in 1947, and digest of F. J. Osborn's paper there.) (Free to Members)

Community Planning in the Reconstruction Period

Texts of addresses by the Right Honorable C. D. Howe and Major General H. A. Young to the 1946 Conference at which the Community Planning Association of Canada was conceived. Mimeographed (Free)

PLANNING BOOKLISTS

Town and Country Planning—a Reader's Guide

compiled by F. J. Osborn and published in 1947 by Cambridge University Press for the National Book League. (25 cents)

Community Planning and Control of Land Use

Booklist prepared by American City Magazine in 1947 (Free)

Layout for Living No. 3-4

Lists books, pamphlets and visual aids. (Free)

HOUSING

A Place to Live

by Hazen Sise; written in 1945 for the armed forces periodical 'Canadian Affairs'. (Free)

A National Housing Policy for Canada

by the Canadian Welfare Council; presented to all our governments in 1947. (15 cents)

Mayors' Housing Plan

Special issue of 'The Listening Post' for September 1947; contains outline of national low-rental housing legislation recommended to the Minister of Reconstruction by the Canadian Federation of Mayors and Municipalities. (Free)

What is Government Doing About Housing?

Published 1948 by the Community Planning Association of Canada; reviews recent Canadian housing legislation. (In preparation.) (10 cents)

Houses for Family Living

by Frederick Gutheim. Published in 1947 by the Woman's Foundation Inc. (See review in LAYOUT FOR LIVING No. 14.) (25 cents)

Housing for America

Special issue of 'The Nation' for May 15, 1948, articles by Lewis Mumford, Nathan Straus, Catherine Bauer, Robert Lasch, Charles Abrams and other experts—nearly all of them insisting that housing and urban planning are inseparable. (10 cents)

planning films

The average issue of LAYOUT FOR LIVING has contained, besides four or five articles, the names of a dozen or more recent publications on planning. We have listed details of a score of planning films and of several film strips and portable displays about planning topics. (See especially LAYOUT FOR LIVING Nos. 3-4, 6 and 15.) We intend to continue our efforts to bring available materials to the attention of our readers, beginning now with films:

This is Tomorrow

10 Minutes, 16 mm., black and white, sound. (Teaching Films) A shorter version of the famous film *The City*; pre-industrial, conventional and possible communities contrasted, using American examples. Purchased by CPAC and available from National Film Society, 172 Wellington St., Ottawa, for a service charge of 50c.

Life Stream of the City

15 Minutes, 16 mm., colour, sound. (G.E. Corp. Films) Lucid exposition of problems of swelling traffic in our streets; solutions offered by public vehicles. Available by advance arrangement with nearest office of General Electric Co. for cost of express both ways.

Picture Paper

19 Minutes, 16 mm., black and white, sound. (Verity Films) City planning as told by a reporter and his paper; stresses public participation. Available from National Film Society, Ottawa, for service charge of \$1.00.

World of 1960

10 Minutes, 16 mm., black and white, sound. (Columbia Pictures) The New York World's Fair 'Futurama' by Norman bel Geddes. Available from N.F.S., Ottawa, for rental of \$1.50.

Challenge of Housing

10 Minutes, 16 mm., black and white, sound. (Nat. Film Board) Evils of slums and overcrowding in various countries, plus indication of the ways used to remove these evils. Available from N.F.S., Ottawa, for service charge of 50c.

Let's Look at Water

22 Minutes, 16 mm., black and white, sound. (Nat. Film Board) Describes treatment of city water supply with some reference also to sewage treatment. Produced for Dept. of National Health & Welfare. Available from National Film Board, Ottawa, or any regional office. Moderate rental.

Clean Waters

22 Minutes, 16 mm., colour, sound. (G.E. Corp. Films) Shows dangers to health or urban society and rural and wild life from pollution of waterways. Available on same terms as 'Life Stream of the City', listed above.

Those arranging film programs are advised to procure copies of the lists of 16 millimetre films published by the following agencies:

National Film Society, 172 Wellington St., Ottawa (1947 Catalog and 1948 Supplement, 50 cents each)

National Film Board, Ottawa

(Special Housing and Planning list available from CPAC in Ottawa)

because houses must be built within reasonable distances from places of work, not at the ends of longer and longer car lines. Commercial districts will pay better and look better only when we fill up the gaps, with a good plan to guide us. And it is simple wisdom to locate houses where services and shops and facilities already exist, and where they can help to develop good neighbourhood patterns. They will do that only if we give thought to the plans, and get together as a community to enforce them.

Of course, we shan't get these things just by talking about them; people will want to be shown. A necessity is the demonstration project. To demonstrate anything we must first get the facts: what the existing situation is costing us and will continue to cost us if we carry on without any replanning at all. Secondly solutions (there may be more than one) must be worked out and presented in the form of maps, exhibits, and models. This is the kind of thing on which amateur and expert can get together—usually to each other's advantage.

One of these demonstration projects must be on slum clearance and low-rent housing—matters on which we have long been inexcusably slow to act. Secondly, several well-established city districts ought to be studied as neighbourhood areas, to learn how their existing facilities can be conserved and improved. Thirdly, studies are essential and urgent on the problems of industrial location in the Greater Vancouver region. And there are many more.

Seeing What We'll Pay For

Is all this impractical or unnecessary? Vancouver already spends \$60,000,000 a year in constructing and maintaining houses, factories, offices, roads, public buildings. In the next ten years, at the present rate, the people will be putting into Vancouver development perhaps half a billion dollars! This vast sum is bound to be spent in one way or another. We can spend it wisely, or we can spend it wastefully—hoping that blight and slums and ill-located units won't catch up with us, or believing that piecemeal plans and 'Lone Wolf' lots will do, instead of an overall plan made by and for Vancouver.

Is there any doubt as to the dangers? We rejoice that 'Business is Moving to B.C.' Do we know the best places to put it when it comes to Vancouver? Are the 100,000 houses we shall need going to be assets or liabilities—straggling units taking their chance in disorganized districts, or welcome additions to comfortable, flourishing neighbourhoods?

There can be reassuring answers if we are willing to look for them. That's what community planning is about—town planning by the community, as well as for it. It is good business, good civics, and good sense. The big question still is, are we really going to try it?

AUTHOR: Leonard Marsh has taught Economics at McGill University and was Research Advisor to the Special Committee on Housing and Community Planning (The Curtis Committee). He is now doing research in habitation needs at the University of British Columbia and is an Officer of the Vancouver Branch of C.P.A.C. This article is based on a talk given to the Branch. The photograph is by the National Film Board.